

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**DECEMBER 8, 2005**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, DECEMBER 8, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of November 17, 2005 meeting minutes.

❖ **SUBDIVISION ITEMS**

**Items 2-1 to Items 2-7 may be taken in one motion unless there are questions or comments.**

2. Consideration of Subdivision Committee recommendations from the meeting of December 1, 2005. Don Anderson, Darrell Downing, Mitch Mitchell, and Hoyt Hillman. Bill Johnson and Bob Aldrich absent. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 2-1 (SUB2005-121) Approved, vote (4-0); Agenda Item 2-2 (SUB2005-87) Approved, vote (4-0).  
Agenda Item 2-3 (SUB2005-109) Approved, vote (4-0); Agenda Item 2-4 (SUB2005-118) Approved, vote (4-0).  
Agenda Item 2-5 (DED2005-27) Approved, vote (4-0).  
Agenda Item 2-6 (DED2005-28 & DED2005-29) Approved, vote (4-0).  
Agenda Item 2-7 (DR2005-15) Approved, vote (4-0); Agenda Item 3-1 (VAC2005-40) Approved, vote (4-0).  
Agenda Item 3-2 (VAC2005-41) Approved, vote (4-0); Agenda Item 3-3 (VAC2005-42) Approved, vote (4-0).

- 2-1. **SUB 2005-121: Final Plat -- REED'S COVE 4<sup>th</sup> ADDITION**, located on the east side of 127<sup>th</sup> Street East and south of 21<sup>st</sup> Street North.

***Engineer: MKEC Engineering Consultants, Inc.***

***Acreage: 13.89***

***Total Lots: 33***

- 2-2. **SUB 2005-87: Final Plat -- CENTRAL DEVELOPMENT ADDITION**, located on the north side of Central and west of 127<sup>th</sup> Street East.

***Engineer: Ruggles and Bohm, P.A.***

***Acreage: 35.97***

***Total Lots: 66***

- 2-3. **SUB 2005-109: Final Portion of Overall Preliminary Plat -- EMERALD BAY ESTATES ADDITION**, located on the west side of West Street and north of 21<sup>st</sup> Street North.

***Engineer: Ruggles and Bohm, P.A.***

***Acreage: 113.47***

***Total Lots: 63***

- 2-4. **SUB 2005-118: Final Plat -- BLACKSTONE ADDITION**, located east of 151<sup>st</sup> Street West and on the north side of 13<sup>th</sup> Street North.

***Engineer: Baughman Company, P.A.***

***Acreage: 62.08***

***Total Lots: 119***

**2-5. DED 2005-27: Partial Dedication of Abutter's Access Rights (Access Control)**, located on the southwest corner of Maple and Maize Road.  
*A complete legal description is available for public inspection at the Metropolitan Area Planning Department - Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas.*

**2-6. A) DED 2005-28: Dedication of a 20-Foot Utility Easement; and B) DED 2005-29: Dedication of a Drainage Easement**, located north of Kellogg and west of Ridge Road.  
*A complete legal description is available for public inspection at the Metropolitan Area Planning Department - Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas.*

**2-7. DR 2005-15: Street Name Change (From 31<sup>st</sup> Street North to Toben)**, located west of Webb Road and north of 31<sup>st</sup> Street North.

❖ **PUBLIC HEARINGS – VACATION ITEM**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Item 3-1 and 3-3 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

**3-1. VAC 2005-40: Request to Vacate a Portion of Platted Complete Access Control**, generally located southeast of 101<sup>st</sup> Street North and 103<sup>rd</sup> Street West, on the southwest corner of Mariah Street and 103<sup>rd</sup> Street West.

**3-2. VAC 2005-41: Request to Vacate a Portion of a Platted Utility Easement and the Restriction of Uses in a Platted Reserve**, generally located midway between 13<sup>th</sup> Street North and Central Avenue, west of Webb Road and southeast of Gatewood and Autumn Chase Streets.

**3-3. VAC 2005-42: Request to Vacate a Portion of a Platted Setback**, generally located on the southwest corner of 29<sup>th</sup> Street North and Woodland Avenue.

❖ **PUBLIC HEARINGS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

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|----|---------------------|--|
| 4. | Case No.:           | DR2005-24  |
|    | Request:            | Zone change from “LI” Limited Industrial and “GC” General Commercial to “CBD” Central Business District  |
|    | General Location:   | Within an area bounded by a line beginning at the intersection of Washington Ave. and 2nd Street North, thence east along 2nd Street North to I-135, thence south along the west right of way of I-135 to Douglas Ave., thence continuing south along said right of way to the southern boundary Kansas Food Bank Warehouse Add., thence west on said boundary to Minneapolis St., thence north to east/west alley, thence west along said alley to Kansas Ave. thence south to east/west alley, thence west to Hydraulic, thence south along Hydraulic Ave. to Waterman St., thence west along Waterman to the BNSF railroad right-of-way, thence north to Douglas Ave., thence east to Washington Ave., and thence north to the point of beginning |
|    | Presenting Planner: | Donna Goltry   |

5. Case No.: DR2005-23  
Request: Zone change from “LI” Limited Industrial to  
“CBD” Central Business District  
General Location: Between St. Francis Avenue, William Street, BNSF railroad right-of-way (one-half block east of Commerce Street) and Kellogg  
Presenting Planner: Donna Goltry
6. Case No.: DR2005-33  
Request: Zone change from “LI” Limited Industrial to  
“CBD” Central Business District  
General Location: Within the area beginning at the intersection of Waterman St. and Washington Ave., thence south of Washington Ave. to Kellogg, thence west of Kellogg approx. 750 feet to the boundary of the BNSF railroad right-of-way/terminal, thence north to Waterman St., and thence east to Washington Ave.  
Presenting Planner: Donna Goltry
7. Case No.: CON2005-50  
Request: Conditional Use for a Utility, Major on property zoned  
“GC” General Commercial  
General Location: On Osie Circle, south of Harry and west Gouverneur  
Presenting Planner: Jess McNeely
8. Case No.: CON2005-51  
Request: Sedgwick County Conditional Use for Group Residence, Limited on property zoned “RR” Rural Residential  
General Location: West of Woodlawn and 1/2 mile north of 109th Street North  
Presenting Planner: Dale Miller
9. Case No.: CON2005-48  
Request: Sedgwick County Conditional Use for a temporary accessory manufactured home dwelling on property zoned  
“RR” Rural Residential  
General Location: South of 125th Street North and midway between 47th Street East and 63rd Street East  
Presenting Planner: Bill Longnecker
10. Case No.: ZON2005-50  
Request: Zone change from “SF-5” Single-family Residential, “GO” General Office, and “TF-3” Two-family Residential to “LC” Limited Commercial  
General Location: South of 31st Street South and west of Seneca Street, on the southeast side of Exposition Avenue and 32nd Street South  
Presenting Planner: Bill Longnecker

11. Case No.: ZON2005-35  
Request: Sedgwick County Zone change from “RR” Rural Residential to “LI” Limited Industrial for indoor recycling processing of unsorted municipal waste  
General Location: On the east side of 127th Street East approximately 1/10 mile north of 55th Street North  
Presenting Planner: Jess McNeely
12. Case No.: CON2005-49  
Request: Conditional Use for an accessory apartment on property zoned “SF-5” Single-family Residential  
District Advisory Board: VI will consider December 5, 2005  
General Location: East of Westridge and 150 feet south of 21st Street North  
Presenting Planner: Dale Miller
13. Case No.: DR2005-35  
Request: Amendment to the Unified Zoning Code to create the CP-O, Corridor Plan Overlay District within the City of Wichita and Sedgwick County. The CP-O District would establish development review provisions meant to assure a comprehensive review of the impact of proposed land uses on the anticipated character of neighborhoods immediately surrounding proposed transportation corridor improvement projects  
General Location: The general location of the proposed CP-O connects K-96 to US-54 west of the City of Wichita. The proposed CP-O comprises a 150-foot buffer either side of the proposed Northwest Bypass.  
Presenting Planner: Jess McNeely
14. Case No.: DR2005-38  
Request: The City of Valley Center seeks unilateral annexation of various tracts of land located adjacent to the City of Valley Center  
Presenting Planner: Dave Barber
15. Case No.: CUP2005-63 DP291 and ZON2005-49  
Request: The creation of Cedar Creek Marketplace Commercial Community Unit Plan; and Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial  
General Location: East of Greenwich Road and south of K-96  
Presenting Planner: Donna Goltry
16. Floodplain Management Task Force Final Report, presentation by Christy Askew, Associate Planner, Advance Plans Division.
17. Other matters/adjournment.

**John L. Schlegel, Secretary**  
**Wichita-Sedgwick County Metropolitan Area Planning Commission**